



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext. 1120 • FAX (508) 839-4602  
www.grafton-ma.gov

**PLANNING BOARD**

**M E M O R A N D U M**

RECEIVED

DEC - 1 2014

CONSERVATION

DATE: December 1, 2014

TO: Conservation Commission

FROM: Planning Board

RE: Major Residential Special Permit (MRSP 2014-10) – D&F Afonso Builders, Inc.  
Map 12, Lot 22 – “Village at Institute Road” Subdivision– 100 Westboro Road

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JAN 28 2015

The Planning Board has scheduled a **public hearing** to review the above-mentioned application. Please provide any of the following information and/or comments below pertinent to your department to the Planning Department no later than: **Thursday, January 8, 2015**

**\*\*Please transmit a copy of the final Planning Board Decision to our department.**

Is the above noted property served by Grafton Town sewer?

YES	NO	
YES	NO	N/A

How far away is the nearest sewer line (where)?

If served by sewers, are all sewer use fees current and paid?

YES	NO	N/A
-----	----	-----

Will these soils support septic systems?

YES	NO	N/A
-----	----	-----

Is there enough land area to provide an adequate on-site septic system?

YES	NO	N/A
-----	----	-----

Is the above noted property served by a municipal water line (GWD, SGWD)?

YES	NO	N/A
-----	----	-----

How far away is the nearest municipal water line (where)?

Has a Determination of Applicability been issued?

YES	<input checked="" type="radio"/> NO
-----	-------------------------------------

Is there a valid Order of Conditions or Wetlands Permit on the property?

YES	<input checked="" type="radio"/> NO
-----	-------------------------------------

Are there any Enforcement Orders or outstanding conservation items?

YES	<input checked="" type="radio"/> NO
-----	-------------------------------------

Is this property shown as having Rare or Endangered Wetland Wildlife Habitat? (Source?)

YES	<input checked="" type="radio"/> NO
-----	-------------------------------------

Is this property designated as having unique geologic features?

YES	<input checked="" type="radio"/> NO
-----	-------------------------------------

(If so, state the source, and describe characteristics.)

Are taxes current?

YES	NO
-----	----

Are there any liens on the property?

YES	NO
-----	----

Are there any variances or special permits associated with the property?

YES	NO
-----	----

Please provide input on streetlight locations.

COMMENTS

Please provide input on fire hydrant locations.

COMMENTS

Are you aware of anything else that would be helpful for the Board's review?

YES	NO
-----	----

**COMMENTS: PLEASE LIST ON REVERSE SIDE OR ATTACH A SEPARATE SHEET – OR -**

Check box if no comment..... ☐ No Comment

Maria Mast

Please Print Name

Maria Mast

Signature

See comments

(REVISED)

DATE

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NOV 1968

2105 8 5

U.S. AIR FORCE

TO: Planning Board

Major Residential Special Permit (MRSP 2014-10) – D&F Afonso Builders, Inc. Map 12, Lot 22- “Village at Institute Road” Subdivision- 100 Westboro Road

COMMENTS:

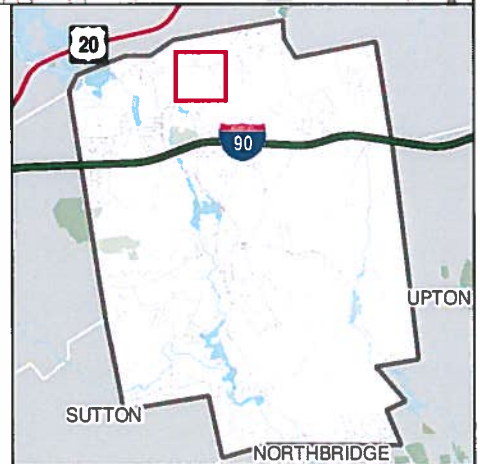
-ORAD issued 10/6/06, **expired** 10/6/14

-Upon initial review, stream and wetland resource areas appear to be present within project limits.

-NHESP certified vernal pool recorded on site.

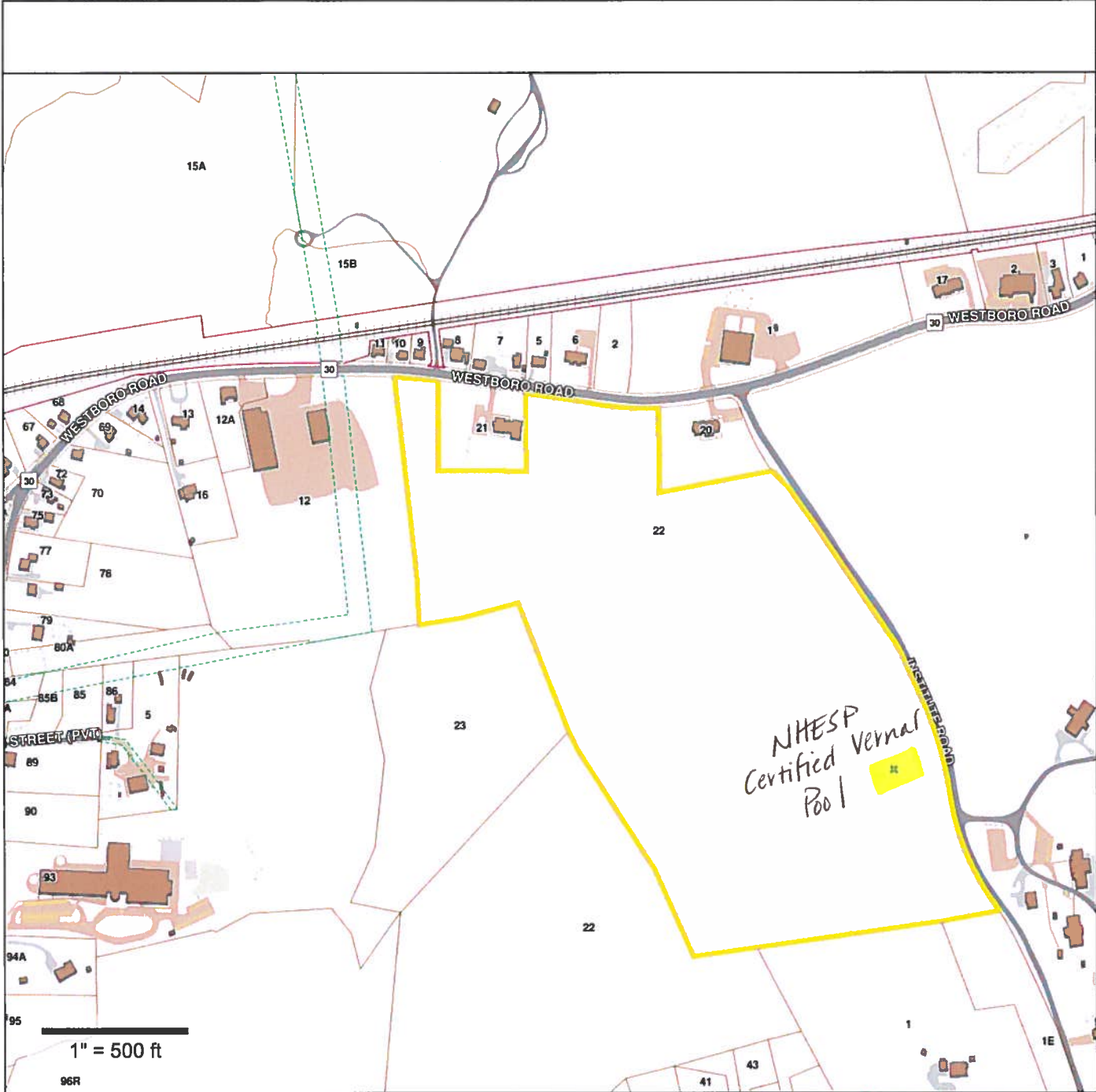
-A representative for the applicant participated in a discussion with the Conservation Commission at the 11/18/14 Con Com meeting, providing an overview of the proposed development to the Commission. During this discussion, Commission member Katie Theorharides recommended that the first loop road be designed to give more space away from the vernal pool. Co-chair John Wilson stated that the detention basin should be moved further away from the wetland. -Source: Conservation Commission Meeting Minutes 11/18/14











**Property Information**  
**Property ID** 110/012.0-0000-0022.0  
**Location** 100 WESTBORO ROAD  
**Owner** D & F AFONSO BUILDERS INC

*Natural Resource Protection*



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated December 31, 2013



